



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall, Council Chambers
3300 Newport Boulevard
Wednesday, October 24, 2012 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:

Kay Sims, Assistant Planner
Fern Nueno, Associate Planner

A) CALL MEETING TO ORDER

B) MINUTES OF SEPTEMBER 12, 2012

C) MINUTES OF SEPTEMBER 26, 2012

D) PUBLIC HEARING ITEMS

Item No. 1. Birch Heights Professional Condominiums Minor Use Permit No. UP2012-019
(PA2012-112)
20311 SW Birch Street Council District 3

Summary: A Minor Use Permit to amend UP2005-024 (PA2005-111) to increase the square footage allowed for medical office use from 5,000 square feet to 14,150 square feet within the existing five building, office-condominium development. Parking provided will be consistent with Zoning Code requirements. The property is located in the SP-7, BP (Santa Ana Specific Plan, Business Park Area) District.

Recommended

Action: 1) Conduct public hearing; and
2) Approve Minor Use Permit No. UP2012-019 (PA2012-112)
subject to the recommended findings and conditions.

CEQA

Compliance: The project is exempt from environmental review pursuant to Section 15301, Class 1 (Existing Facilities) of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

Item No. 2. Rogers Lot Merger - Lot Merger No. LM2012-001 (PA2012-117)
3200 Ocean Front W and 105 32nd Street Council District 1

Summary: A lot merger application and a request to waive the parcel map requirement for two properties, under common ownership, located on Balboa Peninsula. The merger would combine the two portions of Lot 1, Block 32 of the Newport Beach Tract into a single lot consistent with the original subdivision. The property is located in the R-2 (Two-Unit Residential) District.

Recommended

Action: 1) Conduct public hearing; and
2) Approve Lot Merger No. LM2012-001 (PA2012-117)
subject to the recommended findings and conditions.

CEQA

Compliance: The project is exempt from environmental review pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations) of the Implementing Guidelines of the California Environmental Quality Act.

E) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

F) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.